

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

44 COURT STREET BOX HILL VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,699,000

Property type

Other

Suburb

Box Hill

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 1/48-50 WILLIAM STREET BOX HILL VIC 3128 | \$700,000 | 15-Aug-25 |
| 2/48-50 WILLIAM STREET BOX HILL VIC 3128 | \$725,000 | 18-Oct-25 |
| 2/20-22 ALBION ROAD BOX HILL VIC 3128    | \$742,500 | 20-Sep-25 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 24 November 2025


**1/48-50 WILLIAM STREET BOX HILL VIC 3128**

 2
  2
  1

Sold Price

**\$700,000**

Sold Date

**15-Aug-25**

Distance

**0.85km**

**2/48-50 WILLIAM STREET BOX HILL VIC 3128**

 2
  2
  1

Sold Price

**\$725,000**

Sold Date

**18-Oct-25**

Distance

**0.85km**

**2/20-22 ALBION ROAD BOX HILL VIC 3128**

 2
  2
  1

Sold Price

**\$742,500**

Sold Date

**20-Sep-25**

Distance

**1.19km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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